

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, February 14, 2017
7:00 PM

The regular meeting of the Ithaca Planning Commission was called to order at the request of the Commissioners by Mayor Tim Palmer at 7:00 p.m. followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners Mark Barrows, Dale Sherman, Doug Wright, Jerry Timmons, Jim Gruesbeck and Mayor Tim Palmer

Staff Present: City Manager Chris Yonker and Deputy Clerk Cathy Cameron

Absent: Commissioner John Wilson

Members agreed to have Mayor Tim Palmer chair the meeting in absence of Chairman John Wilson.

Motion by Barrows, second by Timmons to approve the minutes of the regular meeting held January 10, 2017; motion carried.

Public Comments

Mayor Palmer asked to receive public comments; none were given.

Public Hearing: Scott Johnson at 525 East Emerson Street

Variance request was submitted by Scott Johnson at 525 E. Emerson St., for a side-yard setback of a covered deck.

Motion by Wright, second by Timmons to open the public hearing at 7:05 p.m.; motion carried.

Manager Yonker stated a variance request was made by Scott Johnson to construct a covered deck and stairway/ramp at his house located at 525 E. Emerson Street. The proposed conceptual design does not meet the setback requirements as the house is on a corner lot. The Barnes Street setback requires a 27-foot setback; however, there is only 15 feet available on the property.

Discussion was held on the deck setback for Barnes Street and the affect that having a covered deck so close to the right-of-way could inhibit traffic from crossing safely through the intersection of Barnes and Emerson Streets.

Motion by Timmons, second by Barrows to close the public hearing at 7:20 p.m.; motion carried.

Motion by Sherman, second by Barrows to deny the variance request based on the setback requirement and the distance available being such a large difference in footage.

Commissioner Wright suggested that the variance request be tabled so that Mr. Johnson might have the opportunity to revise the layout or relocate the deck in order to make it work better and to bring it into compliance, thus not requiring a variance.

Motion by Timmons, second by Wright to table the variance request at 525 E. Emerson Street until the next regular meeting. Because a motion to table is a non-debatable superior motion, it took precedent over the previous un-voted motion. Motion to table carried.

Update on Previous Request for Zoning Interpretation at 1126 East Center Street

Manager Yonker presented for discussion only, two preliminary concept drawings from a potential purchaser of the property who has proposed a new commercial building at the site. Discussion was held on the two plans regarding the layout of the building and parking lot spaces. The purchaser sought preliminary consensus from the Commission that it would at least entertain the concept of a 0-4' west side yard building setback from the west property line; the Commission generally supported the site plan options, both with a minimal west side-yard setback. The Commission & Manager Yonker concurred that no further discussion or reviews would be held until the owner of the property files an official request with the City for a variance public hearing and the required fee is paid.

Countywide Master Plan Progress

Mr. Yonker updated the Commission on the progress, including the updates to the land use map.

Transmittals

The Commission received the City Manager's Activity Reports to the City Council for January 13 and February 3, 2016.

Public Comments

Mayor Palmer asked for any additional public comments, none were given.

Motion by Timmons, second by Barrows to adjourn the meeting at 7:52 p.m.; motion carried.

Dale Sherman, Commission Secretary

Cathy Cameron, Recording Secretary